



## EXHIBIT "A" (Parcel 4)

**SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING AREAS OF 1.460 ACRES (63611 SQUARE FEET OF LAND) AND AN AREA OF 0.882 ACRES (38421 SQUARE FEET OF LAND) FOR A TOTAL COMBINED AREA OF 2.342 ACRES (102032 SQUARE FEET OF LAND) IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS, SAID STRIPS OF LAND CROSSING OVER A PORTION OF THAT CALLED 21.05 ACRE TRACT OF LAND DESCRIBED TO BEARD & BEARD INVESTMENTS, LP., IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2007104959 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.460 ACRE ELECTRIC EASEMENT AND SAID 0.882 ACRE ELECTRIC EASEMENTS BEING SHOWN ON A PLAT LABELED EXHIBIT "B" ATTACHED HERETO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

### **(First Strip: 1.460 Acre Electric Easement)**

**BEGINNING** at a point (Grid Coordinates of Y(N) 10073683.992, X(E) 3182455.356 Texas Central Zone 4203, NAD83) for the north corner of the herein described 1.460 acre electric easement, same being a point on the common dividing line of the said Beard & Beard 21.05 acre tract of land and that called Tract One: 43.83 acre tract of land described to Beard & Beard Investments, LP., in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2007079955 of the Official Public Records of Travis County, Texas and from this point a three-eighths inch iron rod found for the most westerly north corner of the said Beard & Beard 21.05 acre tract of land, same being an interior corner of the said Beard & Beard 43.83 acre tract of land bears North 25°09'23" East, a distance of 227.23 feet;

**THENCE** crossing over the said Beard & Beard 21.05 acre tract of land the following five (5) courses:

- 1) South 58°16'52" East, a distance of 511.03 feet to a point for an exterior angle corner of the herein described 1.460 acre electric easement;
- 2) South 31°53'14" West, a distance of 15.01 feet to a point for an interior angle corner of the herein described 1.460 acre electric easement;
- 3) South 58°32'13" East, passing the northwest line of that certain one hundred foot electric easement described to Bluebonnet Electric Cooperative, Inc., in that certain Warranty Deed as recorded in Document Number 2008203496 of the Official Public Records of Travis County, Texas, at a distance of about 448 feet, continuing and passing the southeast line of the said Bluebonnet electric easement at about 553 feet, continuing for a **Total Distance of 1013.18** feet to a point for an exterior angle corner of the herein described 1.460 acre electric easement;
- 4) South 31°27'48" West, a distance of 16.00 feet to a point for an interior angle corner of the herein described 1.460 acre electric easement;
- 5) South 58°37'53" East, a distance of 37.74 feet to a point for the east corner of the herein described 1.460 acre electric easement, same being a point on the common dividing line of

**(SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING A TOTAL COMBINED AREA OF 2.342 ACRES (102032 SQUARE FEET OF LAND) IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS)**

the said Beard & Beard 21.05 acre tract of land and the northwest line of the Brown Cemetery which is a remaining portion of that called 70 acres of land described to Willie Mae Brown and husband, Connie Brown in that certain Warranty Deed as recorded in Volume 6298, Page 2353, of the Deed Records of Travis County, Texas, said Brown Cemetery being partially described in the said Beard & Beard 21.05 acre deed recorded in the said Document Number 2007104959 of the Official Public Records of Travis County, Texas and from this point a five-eighths inch iron rod found for the north corner of the said Brown Cemetery, same being an exterior angle corner of the said Beard & Beard 21.05 acre tract of land and a point on the southwest line of Burleson-Manor Road bears: North 52°08'18" East, a distance of 62.93 feet;

**THENCE** South 52°08'18" West, along the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Brown Cemetery tract of land a distance of 21.44 feet to a point for the south corner of the herein described 1.460 acre electric easement, same being a point on the northeast line of that certain City of Austin electric and telephone line easement as recorded in Volume 3267, Page 501, of the Deed Records of Travis County, Texas and from this point a five-eighths inch iron rod found for the west corner of the said Brown Cemetery tract of land, same being an interior angle corner of the said Beard & Beard 21.05 acre tract of land bears: South 52°08'18" West, a distance of 39.19 feet;

**THENCE** North 58°32'12" West, coincident with a portion of the northeast line of the said City of Austin electric and telephone line easement and crossing over the said Beard & Beard 21.05 acre tract of land, passing at a perpendicular distance of 501.71 feet and 0.62 feet to the right of this course a Lenz capped iron rod found for the south corner of the said Bluebonnet Electric Cooperative easement, continuing and passing at a perpendicular distance of 606.93 feet and 0.55 feet to the right of this course a Lenz capped iron rod found for the west corner of the said Bluebonnet Electric Cooperative easement, continuing for a **Total Distance** of 1547.58 feet to a point for the west corner of the herein described 1.460 acre electric easement, same being a point on the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Beard & Beard 43.83 acre tract of land, for the a point on the southwest line of the said City of Austin electric and telephone line easement and from this point a five-eighths inch iron rod found for an angle corner of the said two Beard and Beard tracts of land bears: South 24°18'25" West, a distance of 28.88 feet;

**THENCE** along the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Beard & Beard 43.83 acre tract of land the following two (2) courses:

- 1) North 24°18'25" East, a distance of 53.35 feet to a point for an angle corner of the said two Beard & Beard tracts of land;
- 2) North 25°09'23" East, a distance of 0.34 feet to the **POINT OF BEGINNING** and containing 1.460 acres (63611 square feet) of land more or less.

**(Second Strip: 0.882 Acre Electric Easement)**

**BEGINNING** at a point (Grid Coordinates of Y(N) 10073546.080, X(E) 3182387.059 Texas Central Zone 4203, NAD83) for the north corner of the herein described 0.882 acre electric

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easement, same being a point on the common dividing line of the said Beard & Beard 43.83 acre tract of land and the said Beard & Beard 21.05 acre tract of land, same being a point on the southwest line of the said City of Austin electric and telephone line easement as recorded in the said Volume 3267, Page 501, of the Deed Records of Travis County, Texas and from this point a three-eighths inch iron rod found for the most westerly north corner of the said Beard & Beard 21.05 acre tract of land, same being an interior corner of the said Beard & Beard 43.83 acre tract of land bears the following three (3) courses: North 28°41'55" East, a distance of 71.44 feet to a five-eighths inch iron rod found, North 24°18'25" East, a distance of 82.23 feet to a one-half inch iron rod found and North 25°09'23" East, a distance of 227.23 feet;

**THENCE** South 58°32'13" East, coincident with a portion of the southwest line of the said City of Austin electric and telephone line easement and crossing over the said Beard & Beard 21.05 acre tract of land a distance of 1282.03 feet to a point for the east corner of the herein described 0.882 acre tract of land, same being a point on the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Brown 70 acre remainder tract of land, from this point a five-eighths inch iron rod found for the south corner of the said Brown Cemetery, same being exterior angle corner of the said Brown 70 acre remainder tract of land, same being the southeast corner of the said Beard & Beard 21.05 acre tract of land bears: South 61°25'45" East, a distance of 375.06 feet;

**THENCE** along the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Brown 70 acre remainder tract of land the following two (2) courses:

- 1) North 61°25'45" West, a distance of 468.62 feet to a five-eighths inch iron rod found for the most westerly north corner of the said Brown 70 acre remainder tract of land, same being an interior angle corner of the said Beard & Beard 21.05 acre tract of land;
- 2) South 28°34'38" West, a distance of 8.37 feet to a point for an exterior angle corner of the herein described 0.882 acre electric easement and from this point a one-half inch iron rod found on the most westerly common dividing line of the said Brown 70 acre remainder tract of land and the said Beard & Beard 21.05 acre tract of land bears: South 28°34'38" West, a distance of 234.36 feet;

**THENCE** crossing over the said Beard & Beard 21.05 acre tract of land the following three (3) courses:

- 1) North 58°32'12" West, a distance of 317.69 feet to a point for an interior angle corner of the herein described 0.882 acre electric easement;
- 2) South 31°27'48" West, a distance of 15.00 feet to a point for an exterior angle corner of the herein described 0.882 acre electric easement;
- 3) North 58°16'24" West, a distance of 494.58 feet to a point for the west corner of the herein described 0.882 acre electric easement, same being a point on the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Beard & Beard 43.83 acre tract of land and from this point a T-Post found for an angle corner of the said two Beard & Beard tracts of land bears: South 28°41'55" West, a distance of 29.94 feet;

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**THENCE** North 28°41'55" East, along the common dividing line of the said Beard & Beard 21.05 acre tract of land and the said Beard & Beard 43.83 acre tract of land a distance of 44.78 feet to the **POINT OF BEGINNING** and containing 0.882 acres (38421 square feet) of land more or less.

**BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in May 2012.

Prepared By: **AUSTIN ENERGY**

*Robert C. Steubing*  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



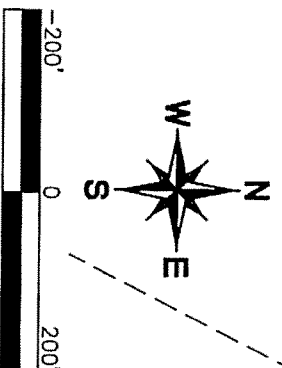
05-17-2012

SKETCH OF AN ELECTRIC EASEMENT COMPRISED OF 1.460 ACRE (63611 SQ. FT.) AND A 0.882 ACRE (38421 SQ. FT.) TRACTS OF LAND IN THE JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, TRAVIS COUNTY, TEXAS AND CROSSING OVER A PORTION OF THAT CALLED 21.05 ACRES DESCRIBED TO BEARD & BEARD INVESTMENTS, LP, AS RECORDED IN DOCUMENT NUMBER 2007104959 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

# EXHIBIT "B"

Beard & Beard Investments, LP  
Warranty Deed With Vendor's Lien  
Doc. 2007079365 OPRTCT  
Called Tract One: 43.83 Acres

JAMES GILLELAND SURVEY NO. 13  
ABSTRACT NUMBER 12

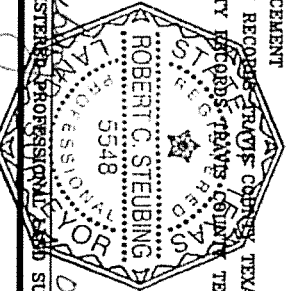


NUM	BEARING	DISTANCE
L1	S31°53'14"W	15.01'
L2	S31°27'48"W	16.00'
L3	S58°37'53"E	37.74'
L4	N52°08'18"E	62.93'
L5	S52°08'18"W	21.44'
L6	S52°08'18"W	39.19'
L7	S24°18'25"W	28.88'
L8	N24°18'25"E	53.35'
L9	N25°09'23"E	0.34'
L10	S28°41'55"W	71.44'
L11	S28°34'38"W	8.37'
L12	S28°34'38"W	234.36'
L13	S31°27'48"W	15.00'
L14	S28°41'55"W	29.94'
L15	N28°41'55"E	44.78'

## LEGEND

- 1/2" IRON ROD FOUND
- ⊠ WOOD CORNER POST FOUND
- 5/8" IRON ROD FOUND
- ⊙ T-POST FOUND
- ▣ 3/8" IRON ROD FOUND
- ⊙ CAPED IRON ROD FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- OPRTCT = OFFICE PUBLIC RECORDS - TRAVIS COUNTY, TEXAS
- RPRTCT = REAL PROPERTY RECORDS - TRAVIS COUNTY, TEXAS

AS SURVEYED BY:  
AUSTIN ENERGY



ROBERT C. STEUBING REGISTERED PROFESSIONAL SURVEYOR No. 5548

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 1409, NAD83

Sylvia G. Krueger  
Deed Of Gift  
12108/878 RPRTCT  
Called 72.453 Acres

Beard & Beard Investments, LP  
Warranty Deed With Vendor's Lien  
Doc. 2007104959 OPRTCT  
Called 21.05 Acres

Beard & Beard Investments, LP  
Warranty Deed With Vendor's Lien  
Doc. 2007104959 OPRTCT  
Called 21.05 Acres

Bluebonnet Electric Coop  
Warranty Deed  
Doc. 200603496 OPRTCT  
Called 21.05 Acres

Willie and Connie Brown  
Warranty Deed  
6298/2353 DRTCT  
Reminder 70 Acres

① Brown Cemetery A  
Reminder Portion Of The  
Willie and Connie Brown  
70 Acres  
6298/2353 DRTCT

BURLESON MANOR RD

ELECTRIC AND TELEPHONE LINE  
EASEMENT 3287/501 DRTCT

0.087 Acres (3787 Sq. Ft.)  
In Bluebonnet Easement

0.882 Acres 38421 Sq. Ft.

1.460 Acres 63611 Sq. Ft.

POB 1.460 Ac  
S58°16'52"E

POB 0.882 Ac

511.03'

508.32'12"W

494.58'

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E

508.32'13"E